



## DRUMAHOE ROAD, MILLBROOK, LARNE

**OIRO £249,950** Freehold

An exceptional detached stone build house presented to a very high standard throughout. The location provides semi rural living with panoramic countryside views yet is 2 minute drive (10 minute walk) to the Belfast Bus and Dual Carriageway with easy transport links in all directions

This is a quaint and elegant property which is very deceptive and sits on a plot of approx 1.25 acres. It has the main house plus an outbuilding providing games / office space and Garage.

Detached Property

Kitchen

Living Room

Sunroom

Full ground floor bathroom

Separate WC

Downstairs Bedroom (could be used as reception)

Further two bedrooms on first floor

Garage with power

Games room / home office

Fabulous gardens

Parking for at least 5 vehicles

OFCH

UPVC double glazing throughout

Must be viewed to truly appreciate the accommodation on offer

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### **Entrance hall**

Beautiful feature doorway, tiled flooring.

### **Kitchen**

w: 3.31m x l: 2.8m (w: 10' 10" x l: 9' 2")

Excellent range of cream painted high and low level units with contrasting worktops. Space for freestanding cooker, extraction fan overhead. Space for dishwasher, washing machine and fridge freezer. Tiled flooring. Lovely feature window overlooking fields and countryside to the front.

### **Bathroom**

w: 3.33m x l: 2.32m (w: 10' 11" x l: 7' 7")

Lovely space - freestanding bath with claw feet, oval shower rail above with shower curtain and shower attachment. Part panelled walls. Feature radiator. White suite, low flush WC, pedestal hand wash basin, built in storage. Under floor heating.

### **WC**

Downstairs WC - Feature low flush WC with built in wash hand basin, storage above.

### **Conservatory**

w: 4.6m x l: 2.37m (w: 15' 1" x l: 7' 9")

Beautiful addition to the rear of the property providing countryside panoramic views in all directions. Cream tiled porcelain floor with feature effect centre. Very peaceful area to work, live and eat with a side door going out to the patio.

### **Living room**

w: 5.52m x l: 3.54m (w: 18' 1" x l: 11' 7")

A quaint room with a real comfy feel. Laminate wood flooring. Fireplace cove, suitable for freestanding fire. Beam effect ceilings. Stable door heading out to feature side garden which has a forest feel about it.

### **Bedroom 3**

w: 5.53m x l: 2.42m (w: 18' 2" x l: 7' 11")

used currently as a bedroom this could also be purposed as another reception room. Walnut floor and alcove fireplace effect.

### **FIRST FLOOR:**

#### **Landing**

Storage cupboard.

#### **Bedroom 1**

w: 5.52m x l: 2.77m (w: 18' 1" x l: 9' 1")

Laminate wood flooring.

#### **Bedroom 2**

w: 5.53m x l: 2.43m (w: 18' 2" x l: 8' )

Wooden flooring reclaimed from the Guinness factory.

#### **Garage**

w: 5.39m x l: 3.86m (w: 17' 8" x l: 12' 8")

Roller shutter door. Corrugated roof. Side window. Ample space, light and power. Clean and tidy with lots of storage space.

4.42m x 1.63 additional stores area with shelving, light and power

#### **Office 1**

w: 5.82m x l: 3.63m (w: 19' 1" x l: 11' 11")

Play Room/ home office - Grey laminate wood flooring. Made into a proper room which is suitable for family staying over, annex playroom, man (women) cave or working from home.

### **Garden**

The entire site is set on approx 1.25 acres and is made up of different areas. From the conservatory there is a beautiful paved patio with a Mediterranean feel and panoramic views in all directions. Leads to a lawn and the side garden.

From the Living room there is a stable door opening to a mature side garden which has a mystical secret garden feel to it. The property also benefits from a long strip of grazing ground stretching right up to the top of the Road.

There is parking for 4 - 5 vehicles to the front

Solar Panels - please note these are fully owned by the vendor, maintaining the properties power and also generating an income. Please ask for further details on this.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.





























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	38	71
Northern Ireland		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.